

**COUNTY MANAGER**

**Stanton L. Riggs**

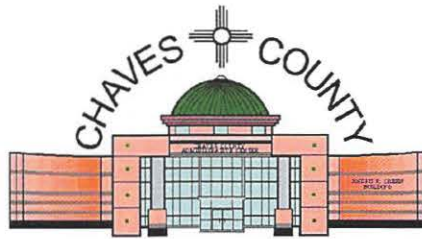
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November 18, 2015

Environmental Protection Agency Region 6

Attn: Mr. Paul Johnson

1445 Ross Avenue, Suite 1200 (6SF-VB)

Dallas, TX 75202-2733

Via Email: [Kemp.Mary@epa.gov](mailto:Kemp.Mary@epa.gov)

**Re: Chaves County Brownfield Revitalization Initiative  
USEPA Brownfield Community-Wide Petroleum and Hazardous Materials Assessment Grant**

Dear Mr. Johnson:

Chaves County is pleased to submit this combined application for the USEPA Brownfield Community-Wide Petroleum (\$200,000) and Hazardous Materials (\$200,000) Assessment Grant. Our application includes responses to all threshold and ranking criteria as described within the application materials. The County will use the requested Petroleum and Hazardous Materials funds to support brownfield redevelopment along the main streets of our communities to reduce threats to our residents' health, welfare, and environment; help create new jobs; increase tax base; eliminate blight; and stimulate our economy. Interstate lawsuits related to our water supply have left our smaller communities in need of economic redevelopment. Although we have a world class rechargeable aquifer, the smaller communities paid the higher costs of surrendering local water rights to provide sufficient flow to downstream entities. The one-time payments received for putting arable land into dryland status disappeared into retirement accounts, relocations, and high end RV's versus helping the communities that subsisted off the economic benefits of the more intensive agricultural uses made possible by the water.

We now have underused and contaminated properties in the old downtown areas of Lake Arthur, Hagerman, and Dexter. Though proportionately less, there have been similar effects in the City of Roswell. Many properties along the rail lines that run through the downtown areas of all four communities have real or perceived contamination that is limiting opportunities for revitalization of our rural communities.

**A. Applicant Identification**

The proposed recipient of the EPA Community-Wide Hazardous Materials and Petroleum Assessment Grant monies is the County of Chaves, New Mexico with offices located at #1 St. Mary's Place, Suite 180, Roswell, NM 88203.

**B. Applicant DUNS Number: DUNS: 076729276 CAGE Code: 3TEV3**

**C. Funding Requested**

- i. Grant Type: Assessment Grant
- ii. Federal Funds Requested: This \$400,000 application is for the combined EPA Hazardous Materials and Petroleum Assessment Grant to be used for the assessment of contaminated lands targeted for remediation and redevelopment.

- iii. Contamination: We are requesting \$200,000 for contaminated land assessment activities for hazardous substances and \$200,000 for petroleum assessment to assist in future County revitalization and redevelopment efforts.
- iv. This application is a Community-Wide Assessment Grant.

**D. Location**

Chaves County is in the southeastern portion of New Mexico and encompasses 6,065 square miles or approximately 3,881,600 acres. Land ownership within the County falls into three categories: federal, state trust, and private. Federal land makes up approximately 34% of the total land area (1,303,439 acres) and is managed by a number of agencies including the Bureau of Land Management, the U.S. Forest Service, the U.S. Fish and Wildlife Service, the Bureau of Reclamation, and the U.S. military. State trust land comprise approximately 26% (1,019,653 acres) and is managed by the New Mexico State Land Office. The remaining land, approximately 40% (1,756,952 acres), is in private ownership.

Historical settlement patterns in Chaves County were largely influenced by agriculture. The discovery of artesian wells in the late 1800s led to population growth and the steady urbanization of Roswell. The railroad, which contracted to support the agricultural industry, was a major factor in building communities such as Kenna, just outside the County line in Roosevelt County, and Dexter, Hagerman, and Lake Arthur, just south of Roswell near the Pecos River.

**E. Site Specific:** This is a community-wide application and does not include site-specific information.

**F. Project Contacts**

**Project Director – Chaves County**

Mr. Marlin J. Johnson, Director of Planning  
#1 St. Mary's Place, Suite 180  
Roswell, NM 88203  
Phone (575) 624-6606, Fax (575) 624-6563  
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**Chief Executive**

Mr. Stanton L. Riggs, Esq., County Manager  
#1 St. Mary's Place  
Roswell, NM 88203  
Phone (575) 624-6602, Fax (575) 624-6631  
Email: sriggs@co.chaves.nm.us

**G. Date Submitted:** December 7, 2015 via [www.grants.gov](http://www.grants.gov).

**H. Project Period:** Three years.

**I. Population:** Our population is 65,860 persons (2008-2012 American Community Survey 5-year estimates, available from <http://www.census.gov>).

**J. Regional Priorities Form/Other Factors Checklist:** Please see attached.

Thank you for consideration of our grant application materials. We trust you will find them complete and worthy of an award.

Sincerely,

  
Stanton L. Riggs  
County Manager

Enclosure

### **Appendix 3**

## **Regional Priorities Form/Other Factors Checklist**

Name of Applicant: Chaves County, New Mexico

### **Regional Priorities Other Factor**

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 4: Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects

Page Number(s): Page 1, Page 2, Page 4, Page 15

This regional priority includes proposed projects that provide support to communities that have limited capacity or administrative infrastructure to effectively manage brownfields programs. Proposals that include partnerships among governmental entities having shared jurisdiction over the targeted sites (e.g., state, regional authorities, local governments) relate to this priority.

Chaves County wants to assist our greater community by being the applicant for an EPA Assessment Grant. Each of our individual communities maintains its own School District, which now represent the lifeline for the smaller entities. Chaves County encompasses 6,065 square miles or approximately 3,881,600 acres. Land ownership within the County falls into three categories: federal, state trust, and private. Federal land makes up approximately 34% of the total land area (1,303,439 acres) and is managed by a number of agencies including the Bureau of Land Management, the U.S. Forest Service, the U.S. Fish and Wildlife Service, the Bureau of Reclamation, and the U.S. military. State trust land comprises approximately 26% (1,019,653 acres) and is managed by the New Mexico State Land Office. The remaining land, approximately 40% (1,756,952 acres), is in private ownership. Because of our location and history, by necessity, we have had to develop many strong governmental partnerships to effectively manage the business of our County. We expect those existing partnerships will be very valuable to us as we embark on our Chaves County Valley Communities Brownfield Revitalization project.

Chaves County is very lightly populated with the biggest city in the County being Roswell, with a population of approximately 48,000. Our next largest city is Dexter with a population of 1,266. Our third largest City is Hagerman at 1,252 and the only other city in our small county is Lake Arthur with 436 people. Most of our communities do not have the internal resources or infrastructure to manage an EPA grant like our County has.

## Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	<b>Other Factor</b>	<b>Page #</b>
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Project is primarily focusing on Phase II assessments.	
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	1
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

## **Ranking Criteria for Assessment Grants – Chaves County, NM**

### **1. Community Need [50 Points]**

#### **a. Targeted Community and Brownfields [25 points]**

##### **i. Targeted Community Description (5 points)**

Chaves County is in the Pecos River Valley of southeastern New Mexico, home to the County seat of Roswell (known for the infamous “Roswell incident”) and proud to be one of the largest milk-producing counties in the nation. However, economic opportunities in our County are literally drying up with the loss of water rights that once sustained intensive agriculture. Chaves County wants to “Revitalize the Valley” through an EPA Assessment Grant to begin redeveloping brownfield sites and rebuilding our future.

Nomadic Native American hunters were the first people in this area, and Spanish Conquistadors and settlers established villages and missions along the Rio Grande Valley to the west of Chaves County. The vast grasslands first attracted Hispanic shepherds to the area around the Pecos and Berrendo Rivers; in the 1860s cattle ranchers began moving into the area, now known as Chaves County.

Chaves County encompasses 6,065 square miles (3,881,600 acres). Land ownership falls into three categories: federal, state trust, and private. Federal land makes up approximately 34% of the total land area (1,303,439 acres) and is managed by a number of agencies including the Bureau of Land Management, the U.S. Forest Service, the U.S. Fish and Wildlife Service, the Bureau of Reclamation, and the U.S. military. State trust land comprises approximately 26% (1,019,653 acres) and is managed by the New Mexico State Land Office. The remaining approximately 40% (1,756,952 acres) is privately owned. The population of Chaves County in 2010 was 65,645. The vast majority (73.7%) of Chaves County's population is based in the City of Roswell (48,366). Other much smaller incorporated communities in Chaves County include Dexter (1,266), Hagerman (1,252), and Lake Arthur (436).

Historical settlement patterns in Chaves County were largely influenced by agriculture. The discovery of artesian wells in the late 1800s led to population growth and the steady urbanization of Roswell. The railroad, which contracted to support the agricultural industry, helped building communities such as Dexter, Hagerman, and Lake Arthur, just south of Roswell near the Pecos River. Roswell grew within its city limits until several rural water cooperatives were established in the County, facilitating the growth that has occurred around Roswell. As people moved into the unincorporated parts of the County, the water systems became burdened and agricultural land became mixed with non-agricultural, residential uses. The water systems have reached their capacity, slowing the rate of new growth in those areas.

Lawsuits between Texas and New Mexico related to the water supply in southeastern New Mexico have left our smaller communities needing economic redevelopment. Though we have a world-class rechargeable aquifer, the smaller communities paid the costs of surrendering local water rights to provide sufficient flow to downstream entities. The one-time payments received for putting arable land into dryland status disappeared into retirement accounts, relocations, and high-end RVs rather than helping the communities that subsisted off the economic benefits of the more intensive agricultural uses made possible by the water. Long-term potential reduction in water supply is inevitable. The lower Pecos River basin is the only area in New Mexico that is fully metered to control the withdrawal of groundwater. For 40 years, there has been a metered limit of 3 acre/feet per annum for agricultural use and 2 acre/feet for commercial use.

Record drought in the southwestern United States continues to threaten municipal water supplies with severe shortages. Our Town of Hagerman is dependent on groundwater wells for its municipal water. Nearly all of Hagerman's water is supplied by groundwater pumped from two existing municipal water wells. One of the wells has poor water quality and is seldom used. Long, prolonged periods of drought such as the current event have a negative impact on groundwater levels, requiring the need for deeper and more expensive wells. The drought is forecast to continue and may be very long, based on historic records.

## Ranking Criteria for Assessment Grants – Chaves County, NM

Support for drought emergency well drilling was authorized by the U.S. Congress in Title 1 of the Reclamation States Emergency Drought Relief Act of 1991 (Drought Emergency Water Well for Hagerman, NM; EA July 2008).

Each individual community maintains its own school district, its lifeline to the future. Redeveloping old warehouse areas and empty businesses would do much to sustain these towns and give them added potential. Housing available in the smaller communities is limited. The desire to live in these smaller places is great, but opportunities for jobs and housing are not. Lake Arthur and Hagerman are close enough to the Permian Basin oil fields to have potential for oil field service-related businesses and warehousing as well as housing, as the cost of living in the oil patch is high. Dexter has some aspects of a bedroom community for the City of Roswell, but the potential is limited under present circumstances. We have the water to sustain ourselves, but there will not be additional water to assist the smaller towns that relied so heavily on the economic benefits of the locally diminished agriculture economy.

Preserving and taking better advantage of the County's natural resources for the benefit of the County's residents and visitors is a guiding principle of our Comprehensive Plan, and one that will help build a more economically vibrant and sustainable County. Redeveloping key areas is complicated by the potential presence of hazardous substances and contaminants due to historic land uses and blighted/vacant properties. These idle brownfields remove significant parcels of land from productive use, discourage nearby development, and present health risks to Chaves County residents. Chaves County asks for assistance so we can help ourselves with urban planning and economic redevelopment. We propose to use EPA Brownfields Assessment Grant funding to begin characterizing and redeveloping brownfield sites to "Revitalize the Valley," providing more opportunity and a brighter future for our residents.

### ii. Demographic Information (5 points)

Demographic	Roswell	Lake Arthur	Hagerman	Dexter	Chaves County	New Mexico	United States
Population <sup>1</sup>	48,366	436	1,257	3,727	65,645	2,059,179	309,138,711
Unemployment <sup>1,3</sup>	7.5%	9.3%	9.3%	8.8%	7.1%	9.7%	9.3%
Poverty Rate <sup>1</sup>	22.3%	6.8%	24.8%	17.9%	21.3%	20.4%	14.9%
% Minority <sup>1,2</sup>	30.1%	45.6%	35.6%	42%	29.1%	31.6%	42.9%
Median Household Income <sup>1</sup>	\$37,237	\$62,500	\$34,688	\$45,694	\$39,131	\$44,927	\$53,046
Per Capita Income <sup>1</sup>	\$19,446	\$18,567	\$15,549	\$15,230	\$19,492	\$23,763	\$28,051

1. 2009-2013 ACS 5-year estimates: [http://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml#none](http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml#none)

2. Minority defined as persons who identify as Hispanic or Latino and all other persons that are not "White alone."

3. Percent of civilian labor force unemployed.

### iii. Description of Brownfields (10 points)

A public survey conducted in 2003 for our Comprehensive Plan found illegal dumping is one of the County's most critical issues. This issue carried through in our 2015 Comprehensive Plan rewrite. Addressing illegal dumping is a major code enforcement issue for Chaves County. It creates a noxious land use that impacts community health, safety, welfare, and quality of life. It also negatively impacts property values in the area where it occurs. Serious health risks are associated with illegal dumping, especially for children who might rummage through dump sites. Dump sites attract rodents, birds, and insects that carry diseases and viruses like encephalitis and the West Nile Virus. Illegally dumped waste sometimes contains chemicals that can harm people or spontaneously combust, causing fires that can easily burn out of control in our dry climate. These same chemicals can seep into the groundwater and contaminate our precious

## Ranking Criteria for Assessment Grants – Chaves County, NM

community drinking water. Illegal dumping also decreases property values by creating a visible and unsightly nuisance. Dump sites also grow in size as other people follow the lead of the original dumper.

Specific reasons cited in the 2003 public survey as to why illegal dumping is a significant problem include:

- A lack of convenient landfills and transfer stations in the County.
- High user fees at the landfill.
- Too little enforcement –dumpers know they will get away with it.

On the survey, however, people responded that they would not be willing to pay increased taxes to deal with the issue despite its importance. Another issue related to code enforcement is the occurrence of abandoned and dilapidated structures. Such structures are threats to community health, safety, and welfare since they tend to attract curious children as well as trash, weeds, and criminal activity. Primary reasons why abandoned and dilapidated properties create a problem for the County include:

- Absentee property owners: Many properties are owned by people living out of the area. As a result, their properties accumulate trash, junk, and weeds, and structures fall into disrepair. It is often difficult to work with absentee owners to effect trash, junk, and weed removal and repair or remove structures.
- Lack of concern: Some property owners in the County do not believe dilapidated structures on their properties are an issue and do not maintain their property regularly. Others question the County's assessment of dilapidated structures.
- Lack of resources: Still other County residents lack the resources to maintain structures on their properties. Some property owners are elderly or in poor health and cannot physically put forth the effort to maintain their property. Others do not have the financial resources.

In June 2015, the Agency for Toxic Substances and Disease Registry (ATSDR) prepared a public health assessment for the McGaffey and Main Site contaminant source area (EPA Facility ID: NM0000605386) in Roswell. The resulting plume of groundwater contaminants extends approximately 3.5 miles south and southeastward into unincorporated portions of Chaves County. Analyses of groundwater samples from residential wells and indoor air at buildings near the site have detected low concentrations of several volatile organic chemicals (VOCs). Tetrachloroethylene (PCE) and trichloroethylene (TCE) were the only compounds detected at concentrations above their respective health screening values.

Within the source area, some portion of the PCE/TCE contamination migrates upward via vapor intrusion into buildings. PCE air concentrations in affected buildings were due to vapor intrusion and fugitive emissions from a nearby operating dry cleaner. Until recent EPA building remediation, people working in those buildings were exposed by breathing the PCE/TCE from vapor intrusion and PCE from fugitive emissions; exposure to PCE from fugitive air emissions may be ongoing. The PCE and TCE also migrated via groundwater to private wells where residents of 14 houses may have been exposed by ingestion, inhalation, and skin contact. These past exposures for adults and children from this contaminated water (which stopped in 1995) occurred from drinking the water, breathing contaminants released into indoor air (from the water), and absorbing contaminants through their skin while bathing. If this one dry cleaner can cause this much harm and disruption in Roswell, how many more of these are in our community that are causing harm to the environment and residents? Our former meatpacking plant in Roswell (1007 N. Garden Avenue) is a large vacant facility that holds significant potential for repurposing and reuse.

Our valley communities also contain many abandoned brownfield properties in two former gasoline stations on South Lincoln in Dexter and several abandoned buildings in downtown on East 2<sup>nd</sup> Street. Hagerman has numerous downtown abandoned buildings and dumpsites (two on East Argyle and several on North Manchester), and Lake Arthur has several longtime abandoned gasoline stations (805 Colorado, and at

## Ranking Criteria for Assessment Grants – Chaves County, NM

Broadway and Old Dexter Highway). Sadly, we have no shortage of dump sites and abandoned storefronts, gasoline stations, and auto repair shops to repurpose and revitalize as our brownfield initiative begins.

### iv. Cumulative Environmental Issues (5 points)

Water is the most important resource for any community, and this is especially true for Chaves County, which uses so much of it for agriculture. Domestic water use is almost insignificant when compared to the amount used by farming and dairy operations. Most agricultural operations use independent groundwater wells. Domestic water is supplied by individual groundwater wells, water co-ops, and municipal water systems. No potable surface water systems exist in Chaves County.

The Roswell groundwater basin is partially located within Chaves County. This underground basin is recharged by large watersheds originating in the Sacramento Mountains and Capitan Mountains west of Roswell and Artesia. Chaves County faces several water-related issues, including supply, conservation, and contamination. Unfortunately, all of these problems are long-term; they are the result of thousands of years of climatic trends, increasing population and density, and the lack of stewardship of the environment.

The Roswell groundwater basin and its artesian aquifers are considered to be one of the world's finest examples of rechargeable artesian aquifers. Even though New Mexico, including Chaves County, has been in a drought for a number of years, each year the artesian aquifers have made a recovery. The water table recovered even in 2003, which was the driest year in 110 years of record keeping. However, that does not mean we have limitless water supplies. Precipitation from the mountains to the west recharges the aquifers, but a long-term reduction in supply began long before the settlers of the Pecos Valley arrived.

Contamination, one of the greatest threats to the water supply, is caused not only by old, leaky landfills and spills of hydrocarbons or chemicals, but also by misused surface applications of chemicals, animal waste, hydrocarbon spills and leaks, and salts used for winter deicing. One quart of motor oil poured on the ground could contaminate up to 100,000 gallons of drinking water in the aquifer. Improperly maintained septic systems and poorly managed animal-feeding practices contribute to nitrate contamination. Agricultural and residential overfertilization chemically contaminate the groundwater. Wildcat dumps contaminate surface and groundwater with a wide variety of compounds weathered from appliances, furniture, and automobiles.

The 1940s Pecos River Compact between New Mexico and Texas requires New Mexico to give Texas half the water released from Sumner Dam, plus 46% of all the flood inflow to the state line based on the condition of the river in 1947. A 1987 Supreme Court decision found that New Mexico had underdelivered water to Texas an average of 10,000 acre-feet/year. Unfortunately for Chaves County, water rights are being purchased by the State within the Roswell basin and transferred to new well fields above Brantley Dam for diversion directly to the Pecos River to augment the water supply for the Carlsbad Irrigation District (CID) and ultimately to satisfy the Supreme Court decree. This negatively impacts our County tax base.

### b. Impacts on Targeted Community [10 points]

Brownfields and the potential contaminants they release into the environment can have a real impact on the health of Chaves County residents. Pertinent statistics from the New Mexico Department of Health's Indicator-Based Information System for Public Health (accessed 11/9/2015, <http://ibis.health.state.nm.us>) indicate a pattern of low income, poor food choices, poor health, reduced life expectancy, and reduced expectations for breaking out of the pattern of poverty.

Health Indicator	Chaves County	New Mexico	U.S.
Obesity among adults (2012-2014)	34.8%	27.3%	29.6%
Teen birth rate (2009-2014) per 1,000 girls	30.8	24.8	15.4



## Ranking Criteria for Assessment Grants – Chaves County, NM

Children under age 18 living in poverty (2013)	31.2%	30.1%	22.2%
Heart disease deaths/100,000 pop. (2009-13)	187.8	151	169.8
Diabetes death rates/100,000 pop. (2012-2014)	37.3	28.4	21.2
Life expectancy from age 65 (2011-2013)	18.5 years	20.1 years	19.3 years
% of pop. $\geq$ 25 with no high school diploma (2008-12)	22.1%	6.9%	8.1%

The effects of blight and potential contamination associated with brownfield sites can weigh heavily on communities. Communities with multiple brownfields, such as we have, tend to have multiple public health issues: reduced property values, increased potential for exposures to harmful chemicals, increased crime rates, substance abuse, lack of green space or areas for recreation, decreased access to healthy foods, poor air quality, contaminated soil or water, and elevated blood lead levels or asthma prevalence, among others. Moreover, because of lower educational attainment levels, our community residents may not be competitive in our meager labor force and may not receive the benefits available to full-time employees.

Exposure to harmful substances, such as those found in our brownfield sites or in old housing stock, is one of many risk factors for diseases and adverse health effects (e.g., heart disease, obesity, diabetes). Cleaning up our brownfield sites may reduce the risk of exposure to harmful substances, and renovating old housing stock and constructing newer homes may further reduce exposures to harmful materials. The EPA Brownfield Assessment and Cleanup Grant will help us work toward such health improvements as reduced blood lead levels, fewer learning disabilities in children, fewer hospitalizations for asthma, less infant and adult mortality, and fewer low-birth-weight infants.

Brownfields also represent a significant environmental justice concern. The U.S. Census Bureau's 2008-2012 American Community Survey shows Chaves County is not financially influential. Chaves County itself has a median household income and a per capita income significantly lower than the national and New Mexico averages and poverty rates that are higher. Median household income in Chaves County (\$39,131) is 13% lower than the median household income of the State (\$44,927). Similarly, the per capita income (\$19,492 vs. \$23,763) is 18% lower and the poverty rate (21.3% vs. 20.4%) is 0.43% higher.

Affordable housing is a fundamental need in every community and is tied to poverty level, which is tracked by the Census by family and by individuals. Poverty levels for Chaves County, Roswell, Hagerman, Dexter, and Lake Arthur are high relative to other communities in New Mexico. In Roswell, 22.3% of families live in poverty. Families in Hagerman experienced a significant decrease in the poverty rate between 2010 and 2013, yet 24.8% of Hagerman residents still live in poverty. Access to healthy food is a problem for many households. According to Feeding America, 10,050 Chaves County residents in 2013 were considered "food insecure," with a food insecurity rate of 15.3% for the County. Low food security is defined as reduced quality, variety, or desirability of diet while very low food security includes disrupted eating patterns and reduced food intake. The percentage of families below the 165% poverty level (and likely eligible for federal nutrition assistance) was 78% ([http://www.feedingamerica.org/hunger-in-america/our-research/map-the-meal-gap/2013/NM\\_AllCounties\\_CDs\\_MMG\\_2013.pdf](http://www.feedingamerica.org/hunger-in-america/our-research/map-the-meal-gap/2013/NM_AllCounties_CDs_MMG_2013.pdf), accessed 11/7/2015). New Mexico was one of the 10 states with the highest food insecurity rates in 2006, and the state's child food insecurity (2003-2005) was at 24.27% (<http://www.dreamingnewmexico.org/files/reeve-research>, accessed 11/7/2015).

According to the financial news and opinion website 24/7 Wall Street, New Mexico is number 10 of "Ten States with the Deadliest Eating Habits." 24/7 looked at factors that cause unhealthy diets and resultant obesity, including income; access to healthy food sources; ability to pay for healthy food; concentration of fast food outlets; and consumption of fruits, vegetables, sugar, fat, and soft drinks. New Mexico was listed

## **Ranking Criteria for Assessment Grants – Chaves County, NM**

23<sup>rd</sup> among states in terms of grocery stores per 1,000 residents (0.26). New Mexico residents spent the eighth most on fast food per capita (\$737). The state has the 44<sup>th</sup> greatest percentage of households without a car that are more than 10 miles from a grocery store and the 44<sup>th</sup> greatest percentage of population that has low income and is more than 10 miles from a grocery store. These statistics suggest a lack of access to affordable and nutritious food and a reliance on fast food restaurants and convenience stores. (<http://247wallst.com/investing/2011/02/09/ten-states-with-the-worst-eating-habits>, 11/7/2015).

### **c. Financial Need [15 points]**

#### **i. Economic Conditions (5 points)**

Historically, economic development and employment have fluctuated between tremendous growth and economic stagnation. The first economic hit occurred in 1967 when Walker Air Force Base closed and the population decreased significantly as a result. Employment generated by Walker AFB was replaced in part by manufacturing jobs, which were in turn impacted by significant plant closures in 1997 and 2002. Chaves County needs to ensure it is as active as possible in the assistance it provides to economic development organizations to spur sustainable economic growth. As a small, rural County, resources are scarce and directed toward aging infrastructure improvement to retain and grow existing businesses in a very weak economy. An EPA award would jump-start our ability to breathe new life into our rural downtowns and help entice and retain business to remain in our Chaves County cities and towns.

The Economic Development Strategic Plan for Chaves County (1999), prepared largely in response to the closing of the Levi Strauss plant, identifies some of the County's economic issues. The plan involved interviews with 33 community leaders, including government officials, business leaders, minority groups, and school officials. The plan determined there was no real agreement on the economic direction for the County as there were several responses on how to create more jobs. The community leaders also felt that funding for economic development was inadequate. Economic growth that does occur in Chaves County must be mindful of the water situation in southeastern New Mexico, especially with the entire state in an extended drought. Water usage in Chaves County is especially critical given the importance of agriculture.

Chaves County was included in a presidential disaster declaration in October 2013 following severe storms, flooding, and mudslides during the period of September 9-22, 2013. (<https://www.fema.gov/news-release/2013/10/29/president-declares-disaster-new-mexico>, 11/9/2015). Recovering from disasters like this impacts the economic vitality of the area as well as individual pocketbooks.

#### **ii. Economic Effects of Brownfields (10 points)**

While Chaves County's unemployment rate at 7.1% is better than the State of New Mexico (9.7%), the poverty rate is worse (21.3% for the County vs. 20.4% for the state). This indicates that residents are employed but are not making enough to lift them out of poverty. Median household income for the County is \$39,131 compared with \$44,927 for the state. Roswell (\$37,237) and Hagerman (\$34,688) come in even lower. A SWOT (strengths-weaknesses-opportunities-threats) analysis conducted as part of our 2015 Comprehensive Plan found our workforce is unskilled and lacks a work ethic, and also found there are few incentives for small business to stay and grow. The analysis found declining enrollment in public schools, loss of major industries, and migration of youth due to lack of jobs. Brownfields gain a foothold in a community when businesses leave and nothing takes their place, and when residents lack the means or interest in maintaining homes and communities. The illegal dumping in our County illustrates the lack of concern for the environment and community when residents don't see a reason to build for the future.

That the large presence of brownfields has hindered economic growth in Chaves County is evidenced in the fact that the County has been devoid of significant economic development since losing much of our water rights years ago. Cleaning up and repurposing brownfields will help increase private ownership and

## Ranking Criteria for Assessment Grants – Chaves County, NM

grow the tax base. This is a key goal for all County residents, as the County relies on property taxes to fund many municipal services. Decreased property values significantly impact the ability to fund those services.

Our Comprehensive Plan notes that the American Community Survey estimated housing units in Chaves County in 2013 at 26,648, which was a very slight decrease from 2010 when the number of housing units was estimated at 26,697. Housing units showed an average annual increase of 1% from 1960 to 2010. In 2013 the homeowner vacancy rate was 2.2%, an increase from 1.9% in 2010. The rental vacancy rate was 7%, a decrease from 8.5% in 2010. Between 2010 and 2013, the average household size for owner-occupied units increased from 2.72 to 2.74 people, and the average household size for renter-occupied units decreased from 2.65 to 2.61 people. These shifts toward larger households, increased numbers of renters, and lower rental vacancy rates overall reflect strained economic conditions in Chaves County.

Chaves County housing is relatively old compared to the rest of the state. Older housing stock can indicate the need for major repairs, inefficient heating and cooling systems, and structural wear and tear. The 2003 Chaves County Health Profile noted that 21.2% of the houses in Chaves County were built before 1950. More than 27% pre-1950 housing in an area is considered a greater than average risk for lead poisoning in children. (<http://nmhealth.org/data/view/assessment/566/>, 11/9/2015) The median year that structures were built in Chaves County was 1969 versus 1981 for the state as a whole; 82.1% of the housing stock in Chaves County was built before 1980. The highest rate of home construction in the county was between 1950 and 1959, when 18.3% of the homes were built. In New Mexico as a whole, 51.6% of housing stock was built since 1980, and the greatest number of homes were constructed between 1970 and 1979.

## 2. Project Description and Feasibility of Success [50 Points]

### a. Project Description, Project Timing and Site Selection [25 points]

#### i. Project Description (15 points)

Chaves County will use the EPA funding to develop both a hazardous materials and a petroleum inventory of brownfield sites among urban and rural communities in the County. This inventory will help the County prioritize the assessment, cleanup, and redevelopment of these sites and will accelerate their reuse by providing accessible information to developers. The County will consolidate this information in electronic format and create summary sheets that highlight the most pertinent information about each site that can be distributed to interested developers. EPA funds will also be used to conduct approximately eight Phase 1 environmental site assessments (ESAs) on Hazardous sites and four Phase 1 ESAs on Petroleum sites.

Phase 2 ESAs will be performed on approximately four Hazardous sites and three Petroleum sites identified through the brownfield inventory and community involvement efforts. Quality Assurance Project Plans (QAPPs), site-specific Sampling and Analysis Plans (SAPs), and Remedial Action Work Plans will be developed for each Phase 2 ESA. EPA will be consulted before any work is conducted on sites that might impact historical properties. Remediation and reuse plans will be created for each Phase 2 ESA site.

Chaves County will also use EPA grant funding to conduct areawide planning activities targeted at integrating brownfield reuse efforts with the community's vision for the redevelopment opportunities within each community. These areawide efforts will enable development of a community-led revitalization strategy that facilitates brownfield cleanup and reuse and removes economic and environmental barriers that hinder brownfield redevelopment. Redeveloping brownfield properties will result in job creation and a stronger tax base for the County while promoting mixed-use infill development, creating needed housing, and developing parks, trails, and green space — **all goals in the County's Comprehensive Plan.**

The Chaves County Comprehensive Plan calls for preservation and recognition of the "custom and culture" of Chaves County in regard to land use laws and regulations for federal and state trust lands; recognizes the importance of agriculture in the County and seeks to explore and promote sustainable agricultural policies; recognizes the importance of the oil and gas industry in the County economy; underscores the

## **Ranking Criteria for Assessment Grants – Chaves County, NM**

importance of the Roswell International Air Center (at the site of the former Walker Air Force Base) and new industries locating there; and recognizes the need for vigilance in preventing water contamination.

### **ii. Project Timing (5 points)**

Chaves County has the requisite capability to administer the EPA grant funds based on the previous experience of key staff in federal and state grant management. Examples of previous grant management experience are provided in the “Programmatic Capability” section of this grant application. Multiple individuals and organizations will be involved to ensure the project’s success. Shortly after the grant is awarded, the County will follow the procedures detailed in 40 CFR 31.36 for the procurement process to select the environmental consultant project team and will release a competitive, public Request for Qualifications to select the team deemed most qualified by a review committee. The County will also immediately begin the site selection process, making use of the broad community knowledge held by local community members and partnered community groups. Site access issues will be addressed when/if they arise, and will be taken into account during the prioritization process.

To track the grant’s success, Chaves County’s project manager will record outputs in a comprehensive database as the grant is implemented. Contractors will report monthly on the work performed, including outputs or outcomes. The project manager will summarize outputs/outcomes in quarterly reports submitted to EPA. This will ensure that milestones and deliverables are met/completed in a timely manner (less than three years) and are recorded as they are finished. The project manager will track data for both the Petroleum Assessment Grant and the Hazardous Substances Assessment Grant and will enter pertinent information into EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database.

### **iii. Site Selection (5 points)**

The first steps in assessment will be identifying potential properties to be considered under this project and developing and implementing a site prioritization scheme. Potential properties and/or areas of high priority have been previously discussed. Criteria for properties to be selected will be based on a number of factors, including fit with the County’s Comprehensive Plan, developer interest, known and suspected past operations, and known and suspected environmental issues. In addition, final site selection will focus on those properties that are a redevelopment priority and have the greatest potential to adversely impact the environment and the health and well-being of the community.

## **b. Task Descriptions and Budget Table [20 points]**

### **i. Task Descriptions (15 points)**

#### **Task 1 – Site Inventory, Selection and Planning**

Chaves County anticipates site inventory, selection, and planning costs of approximately \$45,000, not including an additional \$3,000 in staff time offered as “in-kind” services, primarily assisting in the redevelopment planning activity of the program. This task includes costs associated with identifying and cataloging potential sites and costs for developing and implementing a site prioritization scheme. The ultimate goals of our program are to protect public health and the environment, remove blight, and clean up sites so they can be reused for a variety of purposes. To guide the program, we are establishing a Brownfields Advisory Committee (BAC) composed of representatives from diverse community groups, public entities, and other engaged entities and residents. A team of County staff and consultants will provide technical support to the program. A site inventory and prioritization process will be created for brownfield sites throughout the community, which will result in a ranking of key sites for assessment, cleanup, and redevelopment.

#### **Task 2 – Site Assessment**

This task includes preparing site eligibility determinations and Phase 1 ESAs on potential redevelopment sites. All ESAs conducted with grant monies will comply with All Appropriate Inquiries and ASTM Standard

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E1527-13. While the total number of sites is unknown, Task 2 would likely encompass an estimated three Petroleum and eight Hazardous materials sites at an estimated cost of \$3,400 per Phase 1 ESA, based on estimates provided by a local environmental contractor. This task includes fees associated with the sites requiring Phase 2 assessments to delineate the presence, extent, and levels of environmental contaminants. This will include all preliminary and final reports, including preparation of a QAPP, SAP, and site-specific Health and Safety Plan. Approximately \$32,000 is budgeted for each Phase 2 ESA, based on estimates from a local environmental contractor, and would likely encompass four Hazardous materials sites and four Petroleum sites. Site assessment costs are anticipated to total approximately \$293,000 (including Site Eligibility Determination [SED] preparation), assuming 11 Phase 1 ESAs at \$3,400 each and eight Phase 2 ESAs at approximately \$32,000 each.

### Task 3 – Programmatic Costs

This task will include leading and documenting the brownfield site selection process and coordinating and conducting meetings. Most of this work will be outsourced to an experienced consultant retained by the County; that cost is budgeted at \$29,000. A total of \$3,000 has been budgeted for County staff, such as our County planner, to attend USEPA brownfield conferences over the three-year grant period.

### Task 4 – Remediation Planning (ABCA)

This task includes preparing comprehensive Analysis of Brownfield Cleanup Alternatives (ABCA) to address individual site contamination identified in the previous task. Chaves County will produce an areawide brownfield plan that integrates brownfield cleanup and redevelopment strategies into the County's community vision. During this task, sites evaluated may be entered into the New Mexico Ground Water Quality Bureau Brownfields Program Voluntary Remediation Program (VRP), if appropriate. Costs assigned to this task assume that two Hazardous substances sites and one Petroleum site will require an ABCA at a cost of approximately \$5,500 per site for an estimated total of \$16,500.

### Task 5 – Community Outreach

Chaves County plans to hold multiple community events during implementation of this grant to educate community members on brownfield issues, gather feedback on project direction, and ensure project outcomes are consistent with residents' vision for Chaves County. We estimate that public outreach to be \$16,500 and will include contractual costs for coordinating and conducting community involvement outreach programs and meetings and the cost of preparing, printing, and mailing project and site information and marketing pamphlets and related items. Also included are costs to conduct outreach meetings, draft press releases, and update our website as data is assembled. Costs for these activities will include \$8,000 in staff time offered as "in-kind" services. Funds are requested under the "Contractual" categories to allow consultants working on the project implementation to participate in the public meetings.

### ii. Budget Table (5 points)

Task Description	Task 1 Inventory Planning	Task 2 ESA	Task 3 Programmatic Costs	Task 4 ABCA	Task 5 Community Outreach	Total Budget
Travel – H	\$					\$
Travel – P	\$		\$ 3,000			\$ 3,000
Contractual * – H	\$19,000	\$155,000	\$ 8,000	\$11,000	\$ 7,000	\$200,000
Contractual * – P	\$26,000	\$138,000	\$18,000	\$ 5,500	\$ 9,500	\$197,000
<b>Total Budget</b>	<b>\$45,000</b>	<b>\$293,000</b>	<b>\$29,000</b>	<b>\$16,500</b>	<b>\$16,500</b>	<b>\$400,000</b>
H – hazardous substances; P – petroleum * – The Cooperative Recipient will comply with procurement procedures outlined in 40 CFR 31.36						

## **Ranking Criteria for Assessment Grants – Chaves County, NM**

### **c. Ability to Leverage [5 points]**

The County is fully committed to this project and is willing to meet any assessment and other needs of the Chaves County redevelopment projects that are not met through this grant through the use of general tax revenues, tax incremental funding, and in-kind assistance from qualified staff such as the County manager, economic development administrator, County planner, County attorney, and finance director. The County will commit future staff time to identifying potential financial funding options to assist with brownfield redevelopment. This “in-kind” time will include, but is not limited to, conducting meetings with developers, state agencies, and the public. In June 2015 it was announced that counties across New Mexico will be receiving more than \$34.5 million through the 2015 Payment in Lieu of Taxes (PILT) program, including \$2,806,557 to Chaves County. PILT provides federal payments to local governments to help offset losses in property taxes because of nontaxable federal land within their boundaries, such as Bureau of Land Management land, national parks and forests, and military bases. Local governments use PILT funding to provide police, fire protection, emergency response, road maintenance, and other crucial services.

### **3. Community Engagement and Partnerships [35 Points]**

#### **a. Plan for Involving Community & Stakeholders; and Communicating Project Progress [15 points]**

##### **i. Community Involvement Plan (10 points)**

Community involvement was one of the fundamental concepts of the County's 2015 Comprehensive Plan. A 17-person steering committee comprising a wide cross section of County residents, elected officials, City of Roswell and Chaves County staff, and Bureau of Land Management representatives participated in a series of meetings. They were tasked with reviewing and providing comments on draft sections of the Comprehensive Plan, which was an update of a plan adopted in 2004.

Public participation in the community planning effort included mailing 3,000 individual surveys to owners of property located outside incorporated cities or towns and publishing the survey in the Roswell Daily Record, which has distribution in all the incorporated cities and towns. A total of 1,119 surveys were returned. Responses were tallied and comments were an integral part of the development of the Comprehensive Plan. Significant responses from the survey included:

- 95% of respondents agreed that water quality and quantity is critical for the future of Chaves County.
- 77% agreed that infrastructure needs improvement to promote economic development.
- 71% agreed that abandoned, rundown, dilapidated properties and buildings are a major problem.
- 78% agreed that ordinances/regulations are needed to address illegal dumping, junk, trash, and weeds.

Chaves County is committed to continuing this trend of community involvement throughout the implementation of an EPA Assessment Grant. Upon award of an EPA Assessment Grant, the County will create a Brownfields Advisory Committee (BAC) to serve as the public outreach forum for the brownfields project. Following site inventory, the prioritization process will involve the community through notices in the local newspaper, the County website, and at public information meetings. The goal of these outreach strategies will be to gather public input and to educate the community about project goals.

##### **ii. Communicating Progress (5 points)**

The community will be kept informed throughout the project through public meetings, project updates posted on the County website, and flyers and other publications. Distribution of flyers and other publications and the use of public meetings will ensure that the County communicates with and seeks input from the widest range of citizenry possible. The County will continue to gather input as appropriate from private and public entities. The dominant language in the study area is English and is the language used by local newspapers to print legal announcements. Since there are Spanish-speaking community members in our “Revitalize the Valley” area, including transient populations of migrant workers, public notices will be

## **Ranking Criteria for Assessment Grants – Chaves County, NM**

translated and published in Spanish, and Spanish language interpreters will be provided by the County at any public meeting to discuss this initiative, as needed.

### **b. Partnerships with Government Agencies [10 points]**

#### **i. Local/State/Tribal Environmental Authority (5 points)**

The County recognizes the need for involvement of multiple authorities and local offices and realizes the importance of developing intergovernmental agreements. We will work closely with the New Mexico Environment Department Ground Water Quality Bureau Brownfields Program Voluntary Remediation Program (VRP) and the New Mexico Department of Public Health, whose mission it is to promote health and wellness, improve health outcomes, and assure safety net services for all people in New Mexico. The County has received a letter of support from the New Mexico Environment Department Ground Water Quality Bureau Brownfields Program, which is included as an attachment to this grant application. The Ground Water Quality Bureau Brownfields Program staff will provide invaluable guidance and oversight of the proposed assessment and redevelopment process.

#### **ii. Other Governmental Partnerships (5 points)**

Relationships between the County and other government and local agencies were developed during creation of our Comprehensive Plan. These agencies have been and continue to be involved with the County on community projects and planning, and they will likely be involved during implementation of our Assessment Grant. These groups include the Roswell, Dexter, Hagerman, and Port Arthur School Districts, New Mexico Environment Department Ground Water Quality Bureau Brownfields Program, New Mexico Parks and Wildlife Division, Bureau of Reclamation, National Park Service, U.S. Army Corps of Engineers, New Mexico Department of Transportation, and County Parks Advisory Board. The County anticipates other state agencies will become involved and play important roles as contamination assessments are completed. They will play an important role in the brownfield redevelopment process when RAPs and ABCAs are prepared before site remediation and once sites are entered into the VRP, if appropriate.

### **c. Partnerships with Community Organizations [10 points]**

#### **i. Community Organization Description & Role (5 points)**

Community-based organizations were instrumental in creating a vision for the 2015 Chaves County Comprehensive Plan. Chaves County has several organizations devoted to promoting economic development in the County, and County government is supporting them in the overall effort to bring about real economic growth. The County will continue to meet with a variety of community organizations to gather input and keep the community informed about redevelopment projects. These community organizations have provided letters of support and will be deeply involved in the grant implementation grant.

- City of Roswell, which sees the grant funding as a critical step in Chaves County's economic recovery.
- Town of Hagerman, which was heavily impacted by the loss of water rights and resulting loss of agricultural production.
- Town of Lake Arthur, which sees the County heading in the right direction with this initiative.
- Town of Dexter, which believes our "Revitalize the Valley" initiative will go a long way to invigorate the Town's economy.
- Lake Arthur Municipal Schools, which believes that making the community a more desirable place to live will give a boost to school population and resources.
- Dexter Consolidated Schools and Hagerman Municipal Schools, both of which noted the effect that the lack of housing has on the ability to attract and retain new teachers.
- Eastern New Mexico University-Roswell, which offers its students and resources to move the project forward and share in its success.
- Roswell-Chaves County Economic Development Corporation, which believes this initiative offers an important step in regaining losses sustained as a result of the 2003 Pecos River Settlement.

## **Ranking Criteria for Assessment Grants – Chaves County, NM**

ii. Letters of Commitment (5 points) – See attachment to proposal.

### **4. Project Benefits [25 Points]**

#### **a. Health and/or Welfare and Environmental Benefits [10 points]**

##### **i. Health and/or Welfare Benefits (5 points)**

An assessment grant will assist Chaves County in promoting a vibrant, equitable, and healthy community through the redevelopment of community brownfields. Such redevelopment will:

- Eliminate blight and increase the quality of life for residents.
- Promote walkable community areas by redeveloping property.
- Create new opportunities for sustainable developments.
- Enhance the environmental quality, health, and safety in the community.

The community engagement that will be part of the grant implementation will increase community awareness of potential public health and environmental contamination issues associated with brownfield sites. As the extent and nature of environmental contamination is determined, community members will better understand how to limit their exposure to contaminants. This community engagement will also facilitate the eventual redevelopment of these sites, as residents will become aware of the many benefits associated with reusing brownfield sites as opposed to expanding development to greenfield sites.

##### **ii. Environmental Benefits (5 points)**

This Assessment Grant will enable our County to review and prioritize the brownfield sites that are most damaging to our precious water supply. Water is the key to maintaining and developing our communities, and this grant will enable us to protect the aquifer by cleaning up contaminated sites and cracking down on illegal dumping. With the amount of water we are required to send to Texas, we must be excellent stewards of the water that remains available to us. Our program to “Revitalize the Valley” is intended to correct the disparities found among our rural communities by eliminating environmental impacts, improving economic opportunities, increasing recreational and open space resources, addressing illegal dumping, and removing blighted and abandoned structures from our communities. Assessment activities will pave the road for healthier, safer housing choices and connections to economic development and employment opportunities.

#### **b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse [8 points]**

##### **i. Policies, Planning, and Other Tools (5 points)**

Chaves County uses planning and zoning as a key tool to encourage dense development within walking distance to public transportation infrastructure and as a way to maximize the use of limited land area, particularly in our target communities. Dense land use development has the potential benefit of using existing infrastructure and reducing vehicle emissions by encouraging a greater share of pedestrian, bicycle, and transit use. These zoning regulations are intended to promote pedestrian-friendly, compact, mixed-use development. Our current code establishes key design criteria for new development and the adaptive reuse of existing structures. The code includes a streamlined approval process, density and mixed use incentives, and reduced parking requirements. It takes advantage of existing infrastructure, including existing power, sewer, and water infrastructure that has serviced the sites before. Linear trails and pedestrian pathways connecting the neighborhoods to key locations downtown will once again create a walkable community. Providing pathways for pedestrians and bikers will reduce impacts on local roadways while improving quality of life in our communities.

Limited developable land in our Valley communities constrains them from new development (residential or economic). Our “Revitalize the Valley” initiative must adapt or reuse brownfields to accommodate future growth. Redevelopment of target area brownfields creates opportunities for green building and green infrastructure as part of redevelopment.



## **Ranking Criteria for Assessment Grants – Chaves County, NM**

### **ii. Integrating Equitable Development or Livability Principles (3 points)**

Our “Revitalize the Valley” project will improve livability by promoting affordable housing in our communities; increased economic activity in Roswell and our smaller communities near public transit and amenities; and creation of improved housing stock and cleaner water supplies. Redevelopment of residential neighborhoods in our valley communities will support existing healthy communities, as well as improve residential access to greenspace, recreational property, transit, and other institutional uses. Redevelopment of our many illicit dump sites and abandoned properties and creation of new greenspace will specifically improve the quality and quantity of low-income, affordable housing for residents. New housing will include energy-efficient units to promote sustainability and help manage resident utility costs. Proximity to our target area downtowns and associated revitalization projects provides opportunities for residents to access low-cost resources.

### **c. Economic and Community Benefits (long-term benefits) [7 points]**

#### **i. Economic or Other Benefits (5 points)**

Two primary goals of the “Revitalize the Valley” project are to create prosperous businesses in our smaller communities and to increase housing opportunities in those communities. This Assessment Grant has the potential to benefit our communities in ways that trickle down or directly impact our local economies. Remediating and redeveloping blighted and contaminated properties would raise the property values of neighboring properties and promote dense, smart growth infill development. Our county and state governments would benefit from increased sales taxes due to increased housing and higher commercial density. Perhaps the biggest economic benefits would be experienced by residents of Hagerman, Dexter, Port Arthur, and Roswell, who would see new jobs created and a community revitalization they could take pride in. The City plans to work with workforce development organizations to promote local hiring for potential employment opportunities related to the brownfield assessment, cleanup, and redevelopment.

Many of our communities contain brownfields with some of the highest potential to attract near-term private-sector, shovel-ready development once the environmental concerns have been more fully understood and remediation activities planned. The brownfield initiative will catalyze new employment (permanent, remediation, and construction), property investment, and value in our rural communities’ main streets. Most importantly, these targeted investments will help spark additional private-sector investment from the momentum our “Revitalize the Valley” initiative is creating. The proposed program of site identification, prioritization, and environmental assessment will provide vital knowledge to stimulate remediation and redevelopment at priority sites that can then act as catalysts for further market-driven community reinvestment. Many of the sites within our rural communities are strongly positioned for redevelopment or created public space, based on their accessible, visible locations, yet have not been redeveloped due to the significant challenges posed by aging structures on the site, blight, real or perceived contamination, and potential environmental concerns. Environmental assessments will provide the County and our rural communities with crucial information to facilitate economic reuse.

Linking Chaves County’s natural, cultural, and historic resources can help to preserve our small-town character and strong sense of community, while creating new economic opportunities. Because of the proximity of our brownfields to the Pecos Riverway, there are countless opportunities for redevelopment into green spaces and recreational access points that will provide multiple benefits for residents and tourists alike. Under-realized opportunities include fishing, canoeing/kayaking, trails, a nature center, and a river “parkway” in one or more of our rural communities. Areas redeveloped for uses such as parks and environmental buffers afford mental and physical health benefits to users. The green space creation on brownfield properties will facilitate natural stormwater management, slowing the travel time of runoff and

## **Ranking Criteria for Assessment Grants – Chaves County, NM**

increasing infiltration. Created green space could potentially host regional stormwater management, reducing requirements for adjacent commercial development to provide treatment on each individual site.

### **ii. Job Creation Potential: Partnerships with Workforce Development Programs (2 points)**

A key initiative for this grant effort is to train local workers who can play a key role in the assessment process. If selected, we seek to partner with the New Mexico Workforce Connection Center (NMWCC), which provides job placement and training to individuals, including all youth, in Chaves, Union, Harding, Quay, Guadalupe, Curry, Roosevelt, DeBaca, Eddy, Lea, Otero, and Lincoln Counties. The NMWCC provides access to the services of many agencies and programs in the same facility through interagency cooperation, communication, coordination, and support. One-stop centers are required under the Workforce Innovation and Opportunity Act (WIOA) to coordinate youth activities, link youth to job markets and employers, and provide information and service access to eligible youth. This will provide valuable hands-on training opportunities for unemployed and underemployed area residents.

## **5. Programmatic Capability and Past Performance [40 Points]**

### **a. Programmatic Capability [28 points]**

The Chaves County EPA grant manager will be Marlin Johnson, the County's planning director. Marlin has been with the County's Planning Department for four years and has worked closely with Roswell-Chaves County Economic Development Corporation. Mr. Johnson worked as a planning director in several other communities for a number of years before joining Chaves County and is familiar with the EPA Brownfield grant process. The small rural nature of our County and communities within the County dictate that all of the programmatic planning and implementation be conducted by our County staff as our smaller, rural communities have limited in-house staff or capacity to manage our "Revitalize the Valley" initiative and our grant awards. Our ability and capacity to manage an EPA grant award coincides with the EPA Region 4 priority of assistance to communities with limited resources to manage brownfield projects. Mr. Johnson will work in collaboration with the County's chief financial officer, Joe Sedillo, who has 15 years of experience as a finance director in county government and higher education, managing various federal and state grants. Anabel Barraza, CPO, assistant finance director, will assist Mr. Sedillo; she has three years of experience in budget management and audit compliance inclusive of all our major federal and state grants. Also assisting will be Georgianna Hunt, project specialist community development, who has 17 years' experience working with various federal and state grant appropriations.

We do not anticipate any change in project leadership, but should the need arise to hire County staff or recruit new leadership, it will ensure that all new hires have experience in managing large federal grants, specifically EPA Brownfields Grants. All contracts with outside consultants will be competitively awarded in compliance with the Procurement Standards in 40 CFR Part 30 or 40 CFR Part 31.36, as appropriate. As with all County contracts, awarded contracts are evaluated using a variety of criteria, including, but not limited to, EPA brownfield expertise, firm availability, quality of past work, and programmatic capabilities.

Chaves County understands that additional technical expertise and resources will be needed to effectively complete the brownfield assessment project. The County will follow federal guidelines to retain a qualified environmental consultant to assist in managing the activities funded by the Assessment Grant through a qualifications-based bid process. This will include evaluating (1) the number of EPA grants the environmental consultants have helped manage; (2) the consultants' understanding of the Assessment Grant process and QAPPs, and (3) the consultants' understanding and ability to help with community outreach and education. The consultants will be evaluated on their experience with New Mexico environmental laws, regulations, and EPA requirements and policies; environmental due diligence; transactions of environmentally impaired property; ESAs; brownfield redevelopment and financing; and community outreach activities.

## **Ranking Criteria for Assessment Grants – Chaves County, NM**

### **b. Audit Findings [2 points]**

Chaves County has not had any adverse audits, and there have been no problems associated with grant administration. We have received excellent audits in the last five years. The opinions have been "Unmodified." In 2014 and 2015 we had zero findings. The audits for 2014 and 2015 are CAFR financial statements, and we received the NMAC 2013 award for Mid-Size County Audit Achievement for Fiscal Year 2013. The award is for the outstanding work on audits. Additionally, the Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to our County for our comprehensive annual financial report for the fiscal year ending June 30, 2014.

### **c. Past Performance and Accomplishments [10 points]**

#### **ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements [10 points]**

##### **1. Purpose and Accomplishments (5 points)**

Although Chaves County has never received an EPA Brownfields Grant, the County has successfully administered grant funding from other federal and nonfederal agencies. Chaves County has managed several initiatives involving sources from federal and state funding. Following are descriptions of the County's most recent grants related to County revitalization and redevelopment:

- ✓ Community Development Block Grant (CDBG), 2010-2013, street and storm drainage improvements –Hagerman Subdivision Project, \$500,000.
- ✓ American Recovery and Reinvestment Act (ARRA) grant benefiting road construction, Chaves County, \$127,228.
- ✓ PILT federal source funding, 2010-2015, various unrestricted projects including Economic Development Corporation and emergency fire and ambulance services in Lake Arthur, Hagerman, Dexter, and Roswell, \$17,432,935.
- ✓ Federal Emergency Management Agency (FEMA) funds, 2015, used to repair flooding damage to bridges within Chaves County, \$194,091.
- ✓ Various other grants from U.S. Department of Agriculture, U.S. Department of Justice, U.S. Department of Interior, Taylor Grazing Act, Wildland-Urban Interface Community Assistance.

##### **2. Compliance with Grant Requirements (5 points)**

- ✓ CDBG – Street and Storm Drainage Improvements-Hagerman Subdivision Project was initiated with an engineer's professional assessment planning and scope of work. The project was billed as a standard construction progress billing until project completion and finalized. No corrective measure was necessary.
- ✓ ARRA – Street construction planning and designed engineered road project. The project had a six-month completion date (4/29/2013). No corrective measures were noted.
- ✓ FEMA – 18-month project with multiple sites within Chaves County. Quarterly reporting was adhered to and no change to the original scope of work, monitored by the Department of Homeland Security. Goals, objectives, and timeliness were met with no corrective measures.
- ✓ PILT – A nonrestrictive fund, no measurement is directly associated with a particular project. The overall government operational controls take precedence, such as internal controls measurement and evaluation with budgetary allocations and restrictions. The controls are monitored by the local governance and management and are approved at the state level (New Mexico Department of Finance and Administration). External audits are done yearly.

# **Appendix A: Threshold Eligibility Documentation**

**“Revitalize the Valley”**

**Chaves County, New Mexico**

**USEPA Brownfield Community-Wide Petroleum  
and Hazardous Materials Assessment Grant**

## **Threshold Criteria for Assessment Grants**

### **1. Applicant Eligibility**

The applicant for this combined EPA Community-Wide Hazardous Materials and Petroleum Assessment Grant is Chaves County, New Mexico. County of Chaves fulfills the definition of an “eligible entity” by being a recognized political subdivision as defined by the State’s legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31). The County of Chaves is a General Purpose Unit of Local Government as defined in the eligibility requirements for this grant.

### **2. Letter from the State or Tribal Authority (Appendix B)**

The New Mexico Environment Department has reviewed this combined EPA Community-Wide Hazardous Materials and Petroleum Assessment Grant and has provided a letter of support from the Ground Water Quality Bureau Brownfields Program.

### **3. Community Involvement**

The County has monthly committee meetings that are open to the public. There will be extensive opportunities to discuss this project during these meetings. Our Planning Director will update the County Board every month on our work and will include a briefing on the progress of the brownfield assessment and future cleanup as part of this report. An advisory group will be formed of neighborhood and community interests to advise us on planning, cleanup, and reuse phases. We will actively seek to identify concerns that residents have and respond to these in a quick and constructive manner. This will be done through frequent surveys and polling both paper and electronically, door-to-door outreach, and a close monitoring of our social media channels. We will identify and reach out to sensitive populations through our partnerships with community organizations. Progress will be communicated through public notices and frequent updates posted at the project site; in email blasts and bulk mailings to people in our database, which numbers thousands of residents; and through posting notices at the public library, city hall, churches, grocery stores, restaurants, preschools, and elsewhere.

### **4. Site Eligibility and Property Ownership Eligibility**

A specific property eligibility determination is not requested at this time. Site eligibility and property ownership eligibility requirements will be determined in accordance with the community-wide grant requirements. Specific sites have not been identified; however, the intent is to use the Community-Wide Hazardous Materials and Petroleum Assessment Grant to assess sectors of the downtowns of the communities located in Chaves County, including Roswell, Hagerman, Dexter, and Lake Arthur. Properties to be used under this funding are a mix of properties, some vacant and others abandoned. Numerous illicit dumpsites in and around these communities will be evaluated as well.

**Appendix B:**  
**Letter of Support**  
**from State Regulatory Authority**

**“Revitalize the Valley”**  
**Chaves County, New Mexico**  
**USEPA Brownfield Community-Wide Petroleum**  
**and Hazardous Materials Assessment Grant**



SUSANA MARTINEZ  
Governor

JOHN A. SANCHEZ  
Lieutenant Governor

NEW MEXICO  
ENVIRONMENT DEPARTMENT

*Harold Runnels Building*  
1190 South St. Francis Drive (87505)  
P.O. Box 5469, Santa Fe, New Mexico 87502-5469  
Phone (505) 827-2900 Fax (505) 827-2965  
[www.env.nm.gov](http://www.env.nm.gov)



RYAN FLYNN  
Cabinet Secretary

BUTCH TONGATE  
Deputy Secretary

December 2, 2015

Mr. Marlin J. Johnson, Director of Planning  
Chaves County, New Mexico  
#1 St. Mary's Place, Suite 180  
Roswell, NM 88203

**RE: Chaves County Brownfields Community-wide Assessment Grant Proposal – State Acknowledgement and Leveraging/Support Letter**

Dear Mr. Johnson:

The New Mexico Environment Department (NMED) acknowledges and supports the intent of Chaves County to apply for a U.S. Environmental Protection Agency Brownfields Community-wide Assessment Grant. NMED agrees that assessment grant funds will serve as an important component of the effort to characterize and redevelop brownfield sites throughout Chaves County. This will be a tremendous public health and welfare benefit to the communities within Chaves County.

NMED will support the County by providing technical review and support for the assessments undertaken with the grant, as well as support for creating and updating a County inventory of brownfield sites. NMED estimates the value of staff time to be at least \$10,000. NMED can also partner with the County by providing loans to eligible applicants within the region through its Brownfields Revolving Loan Fund for cleanups that lead to property reuse and redevelopment.

NMED looks forward to a favorable response from EPA on your application. If you have any questions, please contact me at (505) 827-0078.

Sincerely,

Ali Furmall, Acting Brownfields Team Leader  
Ground Water Quality Bureau

cc: Paul Johnson, USEPA Region VI, [Johnson.Paul@epa.gov](mailto:Johnson.Paul@epa.gov)  
Mary Kemp, USEPA Region VI, [Kemp.Mary@epa.gov](mailto:Kemp.Mary@epa.gov)  
Denise Williams, USEPA Region VI, [Williams.Denise@epa.gov](mailto:Williams.Denise@epa.gov)  
ROS Read File

**Appendix C:**  
**Documentation**  
**for Leveraged Funding**

**“Revitalize the Valley”**  
**Chaves County, New Mexico**  
**USEPA Brownfield Community-Wide Petroleum**  
**and Hazardous Materials Assessment Grant**



**SUSANA MARTINEZ**  
GOVERNOR



**THOMAS E. CLIFFORD, Ph.D.**  
CABINET SECRETARY

**RICK LOPEZ**  
DIRECTOR

**BILL R. GARCIA**  
Deputy Director

STATE OF NEW MEXICO  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
LOCAL GOVERNMENT DIVISION  
Bataan Memorial Building ♦ 407 Galisteo St. ♦ Suite 202 ♦ Santa Fe, NM 87501  
PHONE (505) 827-4950 ♦ FAX (505) 827-4948

August 25, 2015

James W. Duffey, Commission Chair  
Chaves County  
P.O. Box 1817  
1600 SE Main Suite  
Roswell, NM 88202-1817

**RE: CDBG Grant No. 15-C-NR-I-03-G-11**  
**Public Facility**

Dear Mr. Duffey:

It is my pleasure to inform you that your 2015 Community Development Block Grant (CDBG) application referenced above, in the amount of \$499,412.00, was approved at the June 16, 2015 meeting of the New Mexico Community Development Council.

Please be aware that you cannot expend or incur costs against this grant until a grant agreement with the Local Government Division has been fully executed.

If you have any questions regarding this matter, please call Jolene Slowen, Bureau Chief at (505) 827-4974 or Maxx Hendren, your Project Manager at (505) 827-4797.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Lopez".

Rick Lopez, Director  
Local Government

xc: Jolene Slowen, Community Development Bureau (CDB) Chief  
Maxx Hendren, CDB Project Manager

NEW MEXICO DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT  
FEMA-4152-DR-NM \* \* \* \* \* SUB-GRANT AGREEMENT AMENDMENT (AWARD CHANGE)

**CFDA 97.036: PUBLIC ASSISTANCE GRANT PROGRAM**

---

**FEMA IDENTIFIER:** FEMA-4152-DR-NM **STATE IDENTIFIER:** EO 2013-031  
**SUB-GRANT AGREEMENT NUMBER:** FEMA-4152-010  
**AMENDMENT NUMBER:** A1  
**GRANTOR:** NEW MEXICO DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT (DHSEM)  
**GRANTOR ADDRESS:** RECOVERY UNIT, PO BOX 27111 (13 BATAAN BLVD.), SANTA FE, NM 87502  
**GRANTOR CONTACT INFORMATION:** Brian Williams  
Phone 505-476-9601  
Fax 505-476-9650  
Email brian.williams@state.nm.us  
**SUB-GRANTEE NAME (APPLICANT):** Chaves County  
**APPLICANT ADDRESS:** 1 St. Mary's Place  
Roswell, NM 88203

---

**TERMS AND CONDITIONS**

This Sub-grant Agreement Amendment is made in good faith between the Grantor and Sub-Grantee named above, effective as of the date of the signature of the Secretary of DHSEM on the last page of this Amendment.

The Sub-Grantee is reminded to submit to DHSEM a Quarterly Report for all large projects no later than the 15<sup>th</sup> of the month following the end of a Quarter.

All terms, conditions, and certifications, and performance periods of the original Sub-grant Agreement remain in effect unless altered herein. The default performance period for all Category A and B projects is six months from the declaration date, which is April 29, 2013. The default performance period for all other categories of work is 18 months from the declaration date, which is June 29, 2015.

The Sub-Grant Award is increased by the following amount: \$18,623.15

The Sub-Grant totals effective with this Amendment are as follows:

The new TOTAL AWARD is:	\$252,432.25
The new FEDERAL SHARE is:	\$189,324.19
The new STATE SHARE is:	\$ 31,554.03
The new APPLICANT SHARE is:	\$ 31,554.03

These amounts represent the maximum amounts that have been obligated. Final payment is based on actual costs which may be less than given above.

This award represents the following Project Worksheets for the amounts given:

Bundle #	4	PW 029	\$ 15,963.54
Bundle #	4	PW 040	\$ 2,659.61



# United States Department of the Interior

OFFICE OF THE SECRETARY

Washington, DC 20240

October 30, 2015

Chaves, County Of  
Local Government Official  
1 Saint Marys Pl  
Roswell, NM 88203-5400

Dear County Official:

I am pleased to notify you that on October 30, 2015, the Department of the Interior (Interior) issued payments to eligible local governments under the Payments in Lieu of Taxes (PILT) program. The PILT program compensates local jurisdictions for Federal lands administered by agencies within the Department and on behalf of the U.S. Forest Service and the U.S. Army Corps of Engineers. The PILT payments may be used for any governmental purpose, including important community services such as emergency response, public schools, and roads. Since counties and other local jurisdictions are prohibited from taxing Federal lands, annual PILT payments help to defray costs associated with maintaining services that support these lands within their boundaries.

The Payments in Lieu of Taxes Act, 31 U.S.C. 6901-6907, as amended, authorized the program. The PILT Act prescribes the formula used to compute the annual payments based on per acre and population variables, which are annually adjusted for inflation and census data. Prior year Federal payments under certain revenue sharing programs are deducted in formulating the payment amounts. These amounts are reported by your State through an annual reporting process. A provision in the PILT Act provides that temporary payments be made to compensate for recent additions to the National Park System and National Forest Wilderness areas.

Congress appropriated funding for the 2015 program through two legislative vehicles. On December 16, 2014, the President signed the Consolidated and Further Continuing Appropriations Act, 2015 (Public Law 113-235) which appropriated \$372 million in discretionary funding for PILT. In addition, on December 19, 2014, the President signed the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act (NDAA) for Fiscal Year 2015 (Public Law 113-291) which appropriated \$70 million in mandatory funding. Of the \$70 million, \$33 million was available for June 2015 payments and \$37 million became available on October 1, 2015. The Continuing Appropriations Act, 2016 (P.L. 114-53) directed that \$37 million be applied to the Fiscal Year (FY) 2015 PILT program. Since the \$37 million was included in the baseline for sequestration issued in the February 2, 2015, OMB Report to Congress on the Joint Committee Reductions for Fiscal Year 2016, these funds are subject to a 6.8 percent reduction for sequestration. The Department issued \$34,484,000 in payments to local governments in October 2015.

For October 2015, your county is entitled to a PILT payment of \$239,190.00. In addition, your county should have received a PILT payment in June for \$2,806,557.00. Your county's total payment for the FY 2015 PILT Payment program is \$3,045,747.00. If you provided current bank routing and account numbers for your county to our Interior Business Center office or to SAM (System of Awards Management), an electronic funds transfer for only the October payment amount was posted to your account on or about October 30, 2015. If this information was not available, a check was mailed to your county's address of record from the U.S. Treasury. Should you require further information, points of contact are provided in the list of Frequently Asked Questions at [www.doi.gov/pilt](http://www.doi.gov/pilt). The website also includes information on how to register in SAM to expedite receipt of future PILT payments. Please contact the PILT Program Manager, Ms. Dionna Kiernan, at (202) 513-7783, if you have any questions.

Sincerely,


Kristen J. Sarri  
Principal Deputy Assistant Secretary  
Policy, Management and Budget



Home > Government Contractors

# County of Chaves in Roswell, NM - Contracting Profile

Summary (HQs and Subsidiaries)

 Be the first to review

Total Obligation Amount (2000-Present): \$521,065.50  
Total Contracts (2000-Present): 8  
Department: Department of Defense, Department of Homeland Security

 See all Government Contractors

 Write a Review

Overview

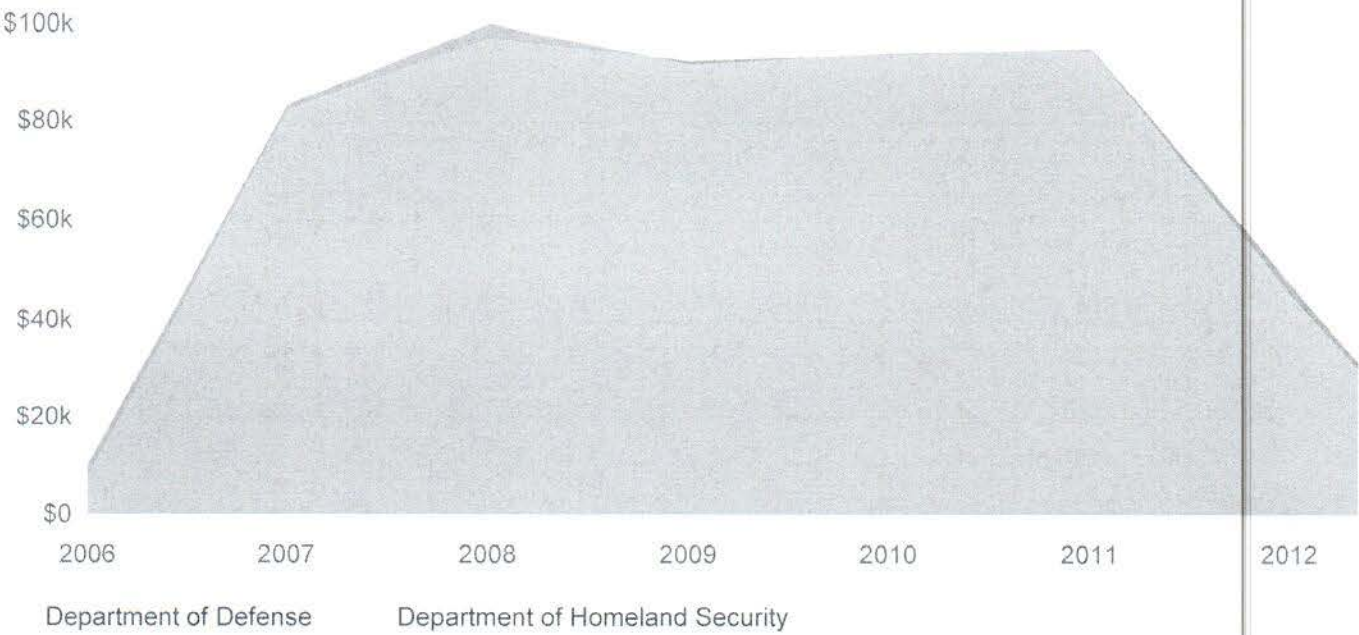
Obligation Amount (2014) ⓘ	Total Obligation Amount (2000- Present) ⓘ
\$0	\$521,066
Number of Contracts (2014) ⓘ	Total Contracts (2000-Present) ⓘ
0	8

This **summary profile** includes information for the company headquarters and all related subsidiaries. For contracting info on the related contractors, scroll to the bottom.

Last year, **County of Chaves** did not win any contracts. Since 2000, the contractor has performed 8 contracts with a total obligation amount of \$521,065.50, which means County of Chaves has completed contracts worth relatively the same amount as the median for all government contractors. The average obligation amount for their contracts is \$65,133.

Data is from **USASpending.gov**.

+ Obligation Amount Over Time by Department



+ Number of Contracts Over Time by Department

- The graphs relate to the **fiscal year** (October 1 of the previous year to September 30).
- The 2014 amount includes contracts since October 1, 2013 and **does not represent an entire fiscal year**. This can make it seem like there is a decline in 2014 contracting when this is not necessarily the case.
- **The sum of the amounts does not necessarily equal the total number of contracts or total obligation amount.** A contractor can work on a contract for multiple years so it will be accounted for in multiple years in the graph but it will only be counted once in the totals.

Share

▼ Contractor Details

Contact Information

**Contractor Name** ⓘ County of Chaves

**Location** 1 Saint Marys Pl  
Roswell, NM 88203-5400

Basic Information

**Primary Industry** Executive Offices

**Total Employees** 250



General Phone (575) 624-6600

[See Full Company Profile >](#)

Website [co.chaves.nm.us](http://co.chaves.nm.us)

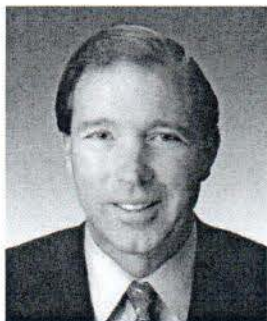
Contractor's Congressional District Representation

Congressional District <sup>1</sup> New Mexico 2nd Congressional District

The contractor's district and member of Congress is important because the congressman tries to help the community prosper - one indicator of how they're doing is whether their district is winning government contracts.

Contractor's Senate Representation

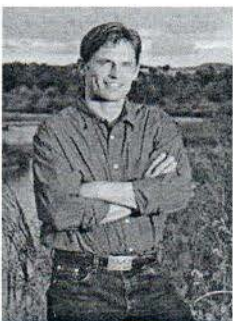
Tom Udall



Democrat

2009 - Present

Martin Heinrich



Democrat

2013 - Present

Party  
Term

[View Full Comparison >>](#)

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# How to Fix Slow Computer

Easily Repair a Slow Computer. Very Simple Instructions



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[^ Contracts](#)

**Appendix D:**  
**Letters of Commitment**  
**from Community Stakeholders**

**“Revitalize the Valley”**  
**Chaves County, New Mexico**  
**USEPA Brownfield Community-Wide Petroleum**  
**and Hazardous Materials Assessment Grant**



## CITY OF ROSWELL

P.O. BOX 1838 + ROSWELL, NM USA 88202-1838 + TEL: 575.624.6700 + FAX: 575.624.6709 + [www.roswell-nm.gov](http://www.roswell-nm.gov)

November 18, 2015

Marlin Johnson  
Chaves County Planning & Zoning Director  
#1 St. Mary's Place  
Roswell, NM 88203

Dear Mr. Johnson,

I am pleased to support Chaves County's proposal for two USEPA Brownfields Assessment Grants, one for Hazardous Substances Assessment and one for Petroleum Assessment. These grants will be extremely beneficial in our regional efforts to promote job growth and economic activity through redevelopment. In addition, these efforts will also play an important role in our mission to enhance the quality of life for residents by providing quality places to live and work. Securing USEPA funding is a critical step in Chaves County's economic recovery. One that will help ensure the future health and well-being of all our communities.

For these reasons, I am pleased to provide this letter of support and respectfully urge the EPA to fully fund the grant requests as requested by Chaves County, New Mexico. Should you have any questions or if I can be of any assistance, please do not hesitate to contact me at 575.637.6273.

Sincerely,

Dennis Kintigh, Mayor  
City of Roswell, New Mexico



# Town of Hagerman

209 E. Argyle  
P.O. Box 247  
Hagerman, NM 88232-0247  
Phone: (575) 752-3204  
FAX: (575) 752-5400  
hagerman@leaco.net

Dear Mr. Johnson:

The Town of Hagerman is excited for this opportunity to provide a letter of support in regards to Chaves County's proposal for EPA Brownfield Assessments Grants.

We are pleased to have the County Planning Department continue your efforts to support good planning and economic development in our valley. As a life-long area resident and long-time Mayor of Hagerman, I have continuously strived to better our community. We were heavily impacted by the loss of water rights and the resulting loss of agricultural production. This caused the loss of numerous jobs in the area and the ability to support the businesses that used to serve our community, as well as those that still do, but in a lesser capacity. Businesses lost include our grocery stores, bank, restaurants, lumber yard, as well as service stations.

We appreciate the County's initiative to bring back some of the economic vitality that has dwindled with the lost water. Our elected officials and leading citizens have discussed the proposal to Revitalize the Valley with a Brownfields Redevelopment Program and look expectantly forward to partnering with everyone involved. We offer our commitment to the program by having a representative on the proposed Advisory Committee. We will use our knowledge of community needs and priorities and encourage participation in the program by our residents and community stakeholders.

Our downtown areas and properties that line the railroad are the areas in need of redevelopment and revitalization. Our mission is to provide quality of life for those that live and work in Hagerman and the surrounding area. Our hope is that Chaves County will be awarded these grants. Should the County be successful, we will make our community fully aware of the availability of funding and encourage working with all entities to make the project successful.

We will strive to be a shining example of the good that can come with these types of opportunities. We will obligate ourselves to facilitate and coordinate public meetings and to share information regarding redevelopment of brownfield sites. We will assist in all ways possible, including, but not limited to; sites for public outreach meetings, history, promotion, recruitment and resources.

We believe that securing USEPA funding for Chaves County is a critical step in ensuring the future health and well-being of our citizens through the economic recovery process. Our community has been excited about the opportunity to participate in the program since first approached by Mr. Johnson. We respectfully urge the EPA to fund these grant requests.

If you have any questions or require additional information, please contact me.

Sincerely,



Cliff Waide  
Mayor of Hagerman  
(575) 622-4416  
cwaide@dfn.com

---

Cliff Waide, Mayor  
Jim Pilley, Mayor Pro Tem

Connie Andrews, Council Member  
Bill Shaw, Council Member  
Andrew Rodriguez, Council Member

Cass Mason, DPS/P&Z/PW  
Gina Sterrett, Clerk/Treasurer

Ysidro Salazar, Mayor  
Edward Rubio, Mayor Pro Tem  
Johnny Teel, Councilor  
Robert Schneider, Councilor  
Scott Martin, Councilor

## Town of Lake Arthur

501 Maine • PO Box 10  
Lake Arthur, NM 88253  
P: 575 365 2900  
F: 575 365 2169

Marlin Johnson  
Chaves County Planning and Zoning

November 17, 2015

Dear Mr. Johnson,

I write to express the Town of Lake Arthur's support for Chaves County's proposal for two USEPA Brownfields Assessment Grants. We have agreed to participate in the County's proposed "Revitalize the Valley" Brownfield Initiative to help ensure the concerns and needs of all residents of all our communities are met.

Lake Arthur has suffered profoundly from the loss of water caused by the 2003 Pecos River Settlement and the resulting loss of water rights. It only takes a moment to look at Lake Arthur today to see it is a very different space than a few short decades ago. The loss of water rights forced a major reduction in agricultural production, consequential job losses, as well as the as longer-term economic shifts including loss of key services. The loss of these businesses has left us with a number of buildings in various states of decay. The poverty and loss of economic stability experienced in Lake Arthur must be reversed. Accordingly, we believe the County is heading in the right direction with this initiative.

We have discussed Chaves County's "Revitalize the Valley" Brownfields Redevelopment Program proposal and application materials, and are prepared to partner with the County. We commit to staying closely involved through a representative on the Brownfields Advisory Committee. We look forward to assisting you and the County in developing Brownfield sites in and around Lake Arthur in addition to promoting sites to developers and businesses in hopes of supporting our goal of creating a quality place to live and work, growing our local businesses, and government collaboration.

The Town of Lake Arthur fully supports Chaves County's application for two EPA grants, believing them central to our economic recovery from the drying of the County. We are excited to participate in the program and respectfully urge the EPA to fully fund these grant requests in order to "Revitalize the Valley".

Sincerely,



Ysidro Salazar  
Mayor, Town of Lake Arthur



## TOWN OF DEXTER

TOWN OF DEXTER  
PO BOX 249  
115 E. SECOND STREET

Phone: 575-734-5482  
Fax: 575-734-6605  
E-mail: [townofdexter@dfn.com](mailto:townofdexter@dfn.com)

MAYOR  
MITCH DAUBERT

### COUNCIL

JIM BERRY  
(MAYOR PRO-TEM)  
NORMAN CAFFALL  
THOMAS MIRELES  
RON CHAMBERS JR

MUNICIPAL CLERK/  
TREASURER  
CENTRAL PURCHASING  
RUBY PARKS, CCP

INTERIM POLICE CHIEF  
CARLOS BARELS

MAINTENANCE SUPERVISOR  
ADOLFO (FITO) TORRES, JR.

FIRE CHIEF  
JUSTIN POWELL  
DEPUTY CHIEF  
JOE BANDA

AMBULANCE DIRECTOR  
JUSTIN POWELL

November 16, 2015

Mr. Marlin Johnson  
Chaves County Planning and Zoning

Dear Mr. Johnson,

I am writing this letter to describe the City of Dexter's strong support for the EPA Brownfield Grants being pursued by Chaves County. The "Revitalize the Valley" initiative will go a long way to invigorate and Dexter's economy.

As you know, Dexter has struggled economically since the local agriculture business was destroyed when the water compact was reached to dry up thousands of nearby farms in 2003. As the Mayor and a local business owner I am abundantly aware of the need for economic growth in Chaves County. Presently, we have many buildings that are in a state of decay because formerly healthy business had to close and, in most cases, move out of the area.

I appreciate your connecting the City of Dexter with this program and I commit that if this program happens, the City Council, City staff and myself will stay closely involved. Further, I will personally reach out to other local business leaders to form a "Revitalize the Valley" commission to ensure the success of this important economic initiative.

The health and well-being of our community and of Chaves County will be greatly benefited from this EPA funded program which I personally believe will lead to greater public awareness creating economic momentum. Because of this, I am pleased to write this letter of support and compliment for working so hard to help our County. I will update the Council about the submission of this EPA Brownfield Grant and we look forward to hearing from you regarding the hopeful outcome.

Please contact me directly at any time.

Sincerely,



Hon. Mitch Daubert  
Town of Dexter  
Office of the Mayor





**LAKE ARTHUR MUNICIPAL SCHOOLS**

**P.O. Box 98 700 Broadway Lake Arthur, New Mexico 88253  
(575) 365-2000 • Fax (575)-365-2002**

**Website: [www.la-panthers.org](http://www.la-panthers.org)  
Vision: The Lake Arthur Municipal Schools  
will represent THE high performing standard  
for student achievement.**

**MICHAEL GROSSMAN  
SUPERINTENDENT  
JOSE PORRAS  
PRINCIPAL**

**BOARD MEMBERS  
EDWARD RUBIO, JR.  
PRESIDENT  
GENE BASSETT  
VICE PRESIDENT  
IRMA SALMON  
SECRETARY  
MELODY ROBINSON  
MEMBER  
CARRIE JACKSON  
MEMBER**

November 12, 2015

Mr. Marlin Johnson  
Chaves County Economic Development Director and Planner  
#1 St. Mary's Place  
Suite #180  
Roswell, NM 88203  
Phone: (575)624-6606  
Fax: (575)624-6563

Dear Mr. Johnson:

Lake Arthur Municipal Schools plays critical economic and social roles for the Town of Lake Arthur and the surrounding community. Being the sole educational agency and the primary employer within the town, Lake Arthur Schools is the major business enterprise of the community. What benefits the community also benefits the school district and vice versa.

I understand that Chaves County is seeking assistance to revitalize the valley areas which includes the Town of Lake Arthur through a U.S. EPA Grant, the Brownfield Revitalization Project. This grant would provide funding to assess and cleanup blighted properties within our community. Lake Arthur Schools recognizes the importance of this effort in a small rural community as an effort to stimulate economic development.

On behalf of the Lake Arthur Municipal Schools Board of Education I am writing in support of the Chaves County's Brownfield Revitalization and Assessment Grant application. It is understood that the county would use those funds to plan for, assess, and ultimately cleanup blighted and contaminated properties.

Lake Arthur Municipal Schools wholeheartedly supports the county's commitment to planning, implementing, and completing revitalization projects. The school administration will be glad to work cooperatively as the educational component of the community of Lake Arthur within the Chaves County Pecos Valley corridor. A stimulus in making the community a more desirable place for future businesses and family alike would boost school population and resources to secure a level of funding that would better support the local educational institution.

The district views the Brownfield Revitalization Project as a teaching opportunity. Each school district in New Mexico is to offer college and career programs of study that links student interests to preparation for adult vocations upon graduation. Integrating our students' learning into the sciences involved in the revitalization project would enable the project becoming a living laboratory for students to demonstrate how revitalization projects enhance communities and their development.

Lake Arthur Municipal Schools, therefore, strongly supports this EPA grant application.

Respectfully,

Michael Grossman, Superintendent

Fn: ParComm2016/BrownfieldSupportLtrMHonson111215.doc



# Dexter Consolidated Schools

PO Box 159  
Dexter, New Mexico 88230  
575-734-5420 (fax) 575-734-6813

Lesa Dodd  
Superintendent

November 13, 2015

Craig DeYoung  
High School Principal  
575-734-5420 x710

Chanda Crandall  
Middle School Principal  
575-734-5420 x510

Kathleen Gallaway  
Elementary School  
Principal  
575-734-5420 x410

Lynn Romero  
Special Education  
Director  
575-734-5420 x337

Mary Leininger  
K-12 Programs Director  
575-734-5420 x371

Diana Rivera  
Technology Director  
575-734-5420 x363

Board of Education

Orlando R. Chavez  
President

Bobby Vaughn  
Vice President

Dan Lathrop  
Secretary

Amanda Bogle  
Member

Mike Gomez  
Member

Dear Mr. Johnson

On behalf of Dexter Consolidated Schools, please accept this letter as our support for the USEPA Brownfields Assessment Grant. It is my understanding that the purpose of this grant is to help revitalize the communities and create jobs in Chaves County, New Mexico.

Dexter is a small town with a diverse economic culture. Many community members are employed by the dairy or farming industry. Dexter has a limited number of businesses, grocery stores, and restaurants to serve our needs. Our school population is reflective of our community population. Dexter Consolidated Schools is a PreK-12 school system serving approximately 965 students this school year. Our school demographics include 81.4% Hispanic, 18.2% Caucasian, .3% African American, and .1% Native American with 77.6% of our students qualifying for free/reduced meals.

Just like all other towns, Dexter has felt the brunt of the downturn of the economy the past few years. For new families relocating to the Dexter area, the biggest need is housing. The lack of housing in Dexter has had a tremendous impact on our school. We have had several new teachers who want to work at Dexter Schools that could not find any housing in Dexter. This has resulted in these teachers opting to find housing in surrounding communities and then eventually accepting jobs in those communities to avoid the cost of commuting to work each day. In addition, we have had parents wishing to enroll their students in our school but were not able to find housing within our school district.

If a grant such as the USEPA Brownfields Grant will help Dexter and the surrounding communities to bring more business and industry into the area, create additional jobs for community members, bring more students to our schools, and provide additional housing in the town, then Dexter Consolidated Schools supports this grant for Chaves County.

If you need additional information from my school, please contact me at the address and/or phone number above.

Sincerely

Lesa Dodd  
Superintendent





## HAGERMAN MUNICIPAL SCHOOLS

(575) 752-3254 / Fax (575) 752-3255 / 406 N. Cambridge / Drawer B / Hagerman, NM 88232



**RICKY WILLIAMS**  
*Superintendent*

November 20, 2015

Dear Mr. Johnson

Hagerman Municipal School District is happy to provide support for the USEPA Brownfields Assessment Grant. Based on information provided, the purpose of this grant is to help revitalize the communities and create jobs in Chaves County, New Mexico.

As such, Hagerman as you know is a small town with a very diverse economic culture. Many community members are employed by the farming industry. There are a limited number of businesses and restaurants to serve the needs of our community. Hagerman's school population is very reflective of our community population. Our school make up includes PreK – 12 rounding out to approximately 455 students this academic year. School demographics are 70% Hispanic, 28.7% Caucasian, .2% African American, and .2% Native American with 80% of our students qualifying for free/reduced meals.

Just like all other rural towns, Hagerman has experienced an economic downturn. This has forced businesses over the years to move and/or close. It should be noted that any new family moving in to Hagerman face housing issues. This also holds true for new teachers to our district. The lack of housing in Hagerman has had a tremendous impact on our ability to attract and retain new teachers.

In closing, the award of funds for the USEPA Brownfields Assessment Grant would assist Hagerman and surrounding communities to create jobs, housing and retain local businesses such as a local grocery store that would attract new people to our area. Hagerman Municipal School District would support this grant for Chaves County.

Please do not hesitate to contact me should you need or require additional information.

Respectfully,

Ricky Williams  
Superintendent



Office of the President

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November 17, 2015

Marlin Johnson  
Chaves County Planning and Zoning Director  
1 St. Mary's Place  
Roswell, NM 88203

Dear Mr. Johnson,

Eastern New Mexico University-Roswell is pleased to extend its support to the Revitalize the Valley Brownfield Initiative for Chaves County. Part of our mission as a community college is to act as a catalyst for economic development and this proposal certainly provides the elements needed to propel our county in the right direction. The well-being of Chaves County is vital to our continued success as a campus as we work to educate and train students for productive careers and we are excited about the opportunities in this redevelopment grant.

Students in our Engineering and Design Technology program for example could get involved in the public outreach portion of this initiative, especially in the planning and adaptive reuse of the Brownfield sites. Students could study a downtown section of one of the communities and evaluate market potential, design urban greenspace and parks/trails, and create urban designs and renderings of what a revitalized main street could look like.

Our faculty could possibly offer student internship opportunities in the program. Experts could be invited into the classroom to present guest lectures on the benefits of the Brownfield redevelopment in Chaves County communities. If needed, our campus meeting rooms could be utilized to facilitate any of your public outreach meetings.

We are committed to Chaves County's future development and would like to offer our resources to move this project forward and share in its success. Again, ENMU-Roswell looks forward to participating in the program and we encourage the EPA's funding of this request. If more information is needed from us, please do not hesitate to contact me at (575) 624-7345.

Sincerely,



Dr. John Madden  
President



November 25, 2015

Dear Mr. Johnson,

It is with great pleasure that the Roswell-Chaves County EDC supports and encourages Chaves County's proposal for two USEPA Brownfields Assessment Grants. As the Economic Development partner for the County, we believe that their "Revitalize the Valley" Brownfield initiative offers an important step in regaining the losses sustained as a result of the 2003 Pecos River Settlement.

While other organizations will discuss how the settlement and loss of water rights directly impacted their specific communities, we have seen how this has impacted the entire county. Having worked with each of the communities in the county, especially Dexter, Hagerman, and Lake Arthur, it is clear that the loss of water has created a predicament difficult to overcome. While across the country many of the next generation of agricultural families are trading their parents' occupations and lifestyles for that of larger metropolitan areas, it is usually because they wanted to leave. In the case of Chaves County many lacked another choice. In each of these three communities we see that the drying of the land directly impacted these towns hastening the closing of critical businesses. The loss of these businesses paired with the sense of future instability in water rights and land viable for agriculture without the arrival of a replacement base business created an immense loss for each of these communities, where many are now forced to commute to work elsewhere or left the communities all together.

We believe that Chaves County has an opportunity to shift this loss of economic vitality and increase in poverty through the "Revitalize the Valley" initiative and are excited to partner with you on this. We will use our relationships, knowledge of communities, and networks to encourage participation in this initiative.

Receiving these two grants would allow Chaves County to continue to move forward in its economic recovery and work to build a stronger future health and well-being for each of these communities and our county as a whole. We look forward to participating in this initiative and respectfully urge the EPA to fully fund both of these grant requests. Please contact me at 575-740-0739 should you need more information.

Sincerely,

John Mulcahy  
President



**Application for Federal Assistance SF-424****\* 1. Type of Submission:**

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New
- ☐ Continuation
- ☐ Revision

**\* If Revision, select appropriate letter(s):****\* Other (Specify):****\* 3. Date Received:**

12/07/2015

**4. Applicant Identifier:**

Chaves County, New Mexico

**5a. Federal Entity Identifier:**

85-6000206

**5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:****\* a. Legal Name:**

Chaves County, New Mexico

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

85-6000206

**\* c. Organizational DUNS:**

0767292760000

**d. Address:****\* Street1:**

1 Saint Marys Place

**Street2:****\* City:**

Roswell

**County/Parish:****\* State:**

NM: New Mexico

**Province:****\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

88203-5400

**e. Organizational Unit:****Department Name:**

Chaves County Planning Depart.

**Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:****\* First Name:**

Marlin

**Middle Name:****\* Last Name:**

Johnson

**Suffix:****Title:**

Planning Director

**Organizational Affiliation:**

Chaves County, NM

**\* Telephone Number:**

575-624-6562

**Fax Number:****\* Email:**

mjohnson@co.chaves.nm.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

The County will use the requested Petroleum and Hazardous Materials funds to support brownfield redevelopment along the main streets of our communities to reduce threats to our residents' health

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant NM-002

\* b. Program/Project NM-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 10/03/2016

\* b. End Date: 09/30/2019

**18. Estimated Funding (\$):**

* a. Federal	400,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	400,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: Joe

Middle Name:

\* Last Name: Sedillo

Suffix:

\* Title: CFO

\* Telephone Number: 575-624-6646 Fax Number: 

\* Email: sedilloj@co.chaves.nm.us

\* Signature of Authorized Representative: Joe Sedillo \* Date Signed: 12/07/2015